

PLEASANT HILL LAKES

A Newsletter By and For the
HOMEOWNERS of
Pleasant Hill Lakes
Homeowners Association, Inc.
www.pleasanthilllakes.com

Please direct all concerns to the management company. For ARB requests, please go to the Association's website. Click on "Resident Services" then "On-line Forms." Fill out and submit the form prior to making any exterior modifications to your home.

COMMUNITY MANAGER

William Carey Webb, LCAM
407.251.2200 phone
800.759.1820 fax
info@dwdpm.com
DWD Professional Management, LLC
1101 Miranda Lane, Suite 112
Kissimmee, FL 34741

Board of Directors

Ed Siegenthaler- President
Peggy Wright - Secretary
Bob Slade - Treasurer

Board of Directors' Meetings

September 13, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

October 11, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

From Our Management Company



Submitted by
Carey Webb,
DWD Professional Management

DWD Closed for Holiday

Please be advised that DWD Professional Management will be closed Monday, September 4, 2017, in observance of the Labor Day holiday. We hope you have a happy and safe Labor Day weekend.

Open Forum

After the next meeting of the Board of Directors, the Board Members will have an open forum to answer any questions from the membership.

Garage Sale

Pleasant Hill Lakes will have a community garage sale on Saturday, October 14th from 8 AM - 1 PM. The Association will put up signs the week of the garage sale at the entrance to the community. Signs will also be placed down Pine Needle Trail in order to move the attendees to the rear of our Sub-Division. The

only thing you need to do is set up on that day and sell any items you have available. The Association will also advertise the Garage Sale in advance. There is no cost to you as this sale is sponsored by the Association. If you have any questions, please contact the management office.

Please Keep Your Yards Mowed

It has been a wet summer. We've have seen eight months' worth of rain in the past three months! The Board understands that with all of the rain and standing water that it is not easy keeping the lawn trimmed and maintained. When it does dry out, please make sure your lawn is mowed so animals and snakes do not use it as their new home! Thank you for your understanding.

Tree Trimming

We would like to request that all trees near the roads in the community are properly trimmed and maintained. We have noticed that tree branches are hanging down too low towards the street and may inter-

Continued on page 2

Tree Trimming continued

ferre with the normal flow of traffic. We ask that you take care of this issue as soon as possible for the safety of all of our residents and visitors. Thank you for your cooperation in this matter.

Please Park in the Driveway

It has been noticed that many guests and residents have been parking their cars on the roadway or on the grass. This is not allowed per the Governing Documents. Please park all vehicles in your driveway. Thank you.

Osceola County Bulk Pick Up Instructions

Under the Osceola County Curbside Collection program, garbage, recycling, and yard waste are each picked up **only one time per week**.

Per the documents of your community, we are asking that you please do not place these carts outside your home in view from the street on days when you do not have a scheduled pick-up. Please keep them inside your garage, behind your fence, or behind your home.

In addition, if you have any large items that need to be picked up that will not fit in the new garbage bin, please contact the County to arrange pick-up. ***Do not place bulk items in the street or in your driveway.*** You

must call the county at: (407) 742-7750 (include your name, street address, contact information, and the item(s) that you want collected) to arrange for pickup. Large items include furniture, appliances, mattresses, automobile tires (limit 4), and rear-projection televisions. Limit large items to three cubic yards (about one small pickup truck-load) per household per week. Additional charges may apply if three cubic yards is exceeded.

If you have any questions or concerns regarding this garbage collection program, please contact the Osceola County Solid Waste Department. You may reach them by phone at (407) 742-7750.

Mosquitoes

Due to an increased concern with mosquito-borne illnesses, especially concerns regarding the Zika virus, Orange County suggests that all residents take the following measures:

1. Please remove any standing water near your home or any containers where mosquitoes may multiply.

2. When outdoors apply mosquito repellent with DEET. Also, you may want to wear long sleeves, socks, and pants outdoors for extra protection.

3. Keep your doors and windows closed. If you open your windows, ensure that all windows have screens.

If you have any additional questions, please contact Osceola County at 407-742-0200. Thank you.

Community Services Phone Numbers

FIRE, POLICE, MEDICAL
EMERGENCY

911

POLICE (Non-Emergency)
Kissimmee 407-847-0176
POLICE (Non-Emergency)
St. Cloud.....407-891-6700
Sheriff's Department
(Non-Emergency)
.....407-348-2222

UTILITIES

Kissimmee.....407-933-7777
St. Cloud.....407-957-7373

CHAMBERS OF COMMERCE

Kissimmee.....407-847-3174
St. Cloud.....407-892-3671

Disaster Services

Agency.....407-742-9000

Osceola County Health

Department.....407-343-2000

Florida Poison Information

Center.....800-222-1222

Osceola County

Library.....407-742-8888

Social Security Administration

.....800-772-1213

Voter Registration

.....407-742-6000

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Dogs Must Be Leashed

Per Section 7.16 of the Community's Covenants, animals are not allowed to roam free at any time. There are several dogs that have been observed running freely through the community. Please be aware that this is also not allowed per Osceola County Ordinances. Please keep your pets on a leash while walking them through the neighborhood. If you see a pet in the community without a leash, please contact Animal Control at 407-892-5292. Thank you.



Rights and Responsibilities

For any community to flourish and grow, many aspects come into play. The Common Areas need to be maintained properly, decisions need to be made in a timely manner, the funds have to be available and have to be accounted for, and good communication must exist between the homeowners and the Board of Directors in order to make the community a better place. Now the most important thing is to respect every person's rights within the community. Just remember that all rights come with responsibilities.

All of the homeowners have the right to enjoy the Common Areas, to be informed of what is happening within the community, and to be an integral part

of the neighborhood. As part of the community, you have the right to be heard regarding the issues that affect all of the community's members. You, as a homeowner, are also responsible for paying assessments on time, following all of the Rules and Regulations of the Association, reading all written communication (newsletters, signs, etc.) and informing your property manager, tenants and/or visitors of the Rules and Regulations of the Association. Homeowners help the community by being informed and educated about your neighborhood.

The Board of Directors is a group of your peers, elected by you, to take care of the needs of the community. The Board of Directors do not receive pay to do this job. They are members of your community who are volunteering their time and effort. Your Board has the right to make decisions on behalf of the Association for the good of all. Just like you, they have the same responsibilities as any homeowner. In addition, they have the responsibility of directing and monitoring the work that is being done by the management company on their behalf.

The management company, in this case, DWD Professional Management, has the responsibility of keeping all of the records of the Association, performing all of the accounting functions (Accounts Receivable, audits, monthly financial statements, estoppel letters, taxes, insurance, preparing the proposed annual budget, etc.) except Accounts Payable. Management also enforces the Rules and

Regulations, interacts with and supervises most vendors, maintains the Common Areas, prepares and organizes all meetings and functions as the liaison between the Board of Directors and the homeowners, among others. The management company does not make decisions independently from the Board of Directors. They act on behalf of the Board of Directors and the Association.

If the Homeowners, Board of Directors and the Management Company come together and embrace all of their rights and responsibilities, the ultimate goal of making the community a better place that you are proud to live in and be a part of can be achieved.

Architectural Review Applications

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes, or if you intend to make any structural changes to your property (i.e., room additions, pools, screened enclosures), then you will need to fill out the Architectural Review Committee (ARC) application.

Continued on page 4

Architectural Review... continued

These applications will always be available on your community's website and they are included in the monthly newsletter. Please follow the instructions on the form, and submit all of the required documents for your requested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. Attach two (2) copies of color samples, if applicable.

Please note that applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you.

Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria. Per

Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, they will mail you the letter. Please make sure you do not proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.

Violation Letter Procedures

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. If the management company finds a home in violation of the governing documents, they will send a violation letter describing the issue to the owner of the property.

If you receive a violation letter, please correct the issue as quickly as possible so that you are in compliance with the governing documents. If you cannot make the requested change right away due to a financial hardship, medical emergency, or another personal reason, the best course of action is to communicate with the management company. They will assist you so that you may make the changes on a schedule that works for you and your family. If you, for any reason, do not understand the reason for the violation letter or if you disagree with the violation, again the best course of action is to communi-

cate with the management company. They will discuss the violation with you and provide you with pictures from the day of the inspection so a resolution may be reached.

The goal is for all owners to be in compliance with the rules of the community in order to maintain your property values and to make the community a desirable place to live. If you choose to ignore these letters, the only course of action for the Association to obtain compliance is through an attorney. This costs the Association money that should otherwise go to improvements within the community. Therefore, the best way to handle any disagreement over a violation is through communication. We greatly appreciate your cooperation in this matter. If you have any questions or concerns, please feel free to contact the management office.

Drainage Swales

If the drainage swale in front of your home is not draining properly, or if the swale is full of dirt and/or weeds, please call Osceola County's Road and Bridge Department at 407-742-7500 to report the issue. Thank you.

Welcome

Welcome to all of our new homeowners. And please say "hi" to your neighbors.



Events or things to do in the Area

Leu Gardens

1920 North Forest Avenue Northeast Orlando, Orlando, Florida, 32803, United States
FREE ADMISSION DAYS ARE AUG 7 AND SEPT 4 8AM TO 5PM

Disney on Ice : Dare to Dream

Make unforgettable memories with Mickey, Minnie and all your Disney friends when Disney On Ice presents Dare To Dream comes to Orlando's Amway Center for six performances September 8-10, 2017. The ice skating extravaganza features Disney's Moana for the first time in a live production.
Tickets start around \$20.

THE 2017 Landscape Show - Sept 14-16

Join over 7,000 attendees in Orlando at the Orange County Convention Center's North Concourse, and attend the Southeast's premier landscape and horticulture conference and trade event. The Landscape Show features over 200,000 square feet of trees, shrubs, equipment - that's nearly 5 acres - and more from nearly 450 exhibiting companies in 800+ booth spaces! Join us for all three show days for the pre-registration price of just \$20!

Brian Regan: Live Comedy Tour

Show date: Friday, September 22, 2017
Show time: 8 p.m. Tickets start at \$49.75. Walt Disney Theater

Ha! Ha! Ha!

Laughter has important benefits for grandchildren and grandparents alike. Laughing together creates special bonds and strengthens relationships. When we laugh together, we share something special with each other. On top of that, laughter can improve learning, alleviate pain, speed recovery and generally make us healthier physically and mentally. It's a no-cost little miracle, which makes us healthier and happier. Researchers have found that most adults laugh about 15 or 16 times a day. Toddlers laugh about 400 times a day. What happens as we grow older that we laugh so much less?

"What He Says – What He Means"

"I'm going fishing."

Really means: "I'm going to stand by a stream with a stick in my hand all day, while the fish swim by in complete safety."

"It's a guy thing."

Really means: "There is no rational thought pattern connected with it, and you have no chance at all of making it logical."

"Can I help with dinner?"

Really means: "Why isn't it already on the table?"

"Uh-huh." "Sure, honey." Yes, dear."

Really means: Absolutely nothing. It's a conditioned response.

"It would take too long to explain."

Really means: "I have no idea how it works."

"Take a break, honey, you're working too hard."

Really means: "I can't hear the game over the vacuum cleaner."

"Hey, I've got my reasons for what I'm doing."

Really means: "And I sure hope I think of some pretty soon."

"I can't find it."

Really means: "It didn't fall into my outstretched hands, so I'm completely clueless."

"You look terrific."

Really means: "Please don't try on one more outfit. I'm starving."

"I'm not lost. I know exactly where we are."

Really means: "No one will ever see us alive again."

Power — You Have It!

One person can't make much of a difference, we tell ourselves, but that's just not true! One smile can brighten



someone's spirits. One word can improve their whole outlook. And one kind act can set off a chain reaction that changes everything! And you can start it. Try it!

Roller Coasters

*Find and circle all of the roller coasters that are hidden in the grid.
The remaining 20 letters spell a Ernest Hemingway quotation.*

R E D I R T S O H G U S T A T H R
 E E N L L P H O E N I X T T I A E
 D N I R L I T V S S N S E N N D T
 L O T A R U E H E S I O R A T E I
 A L R O O L B M U E O E F M I S P
 B C O R T L E G G N N L I F M P U
 H Y T O A N L N N E D N O I I E J
 T C R R R Z E E G I D E S C D R N
 A O E F E P I A V B G H R N A A G
 I T L R L M D B E I E A U B T D M
 L W W A E E O N E I A T R I O O O
 O I O P C T D R K O A T T E R L N
 G S R T X E T R S K H E H E P F T
 U T P O R L A K C I R E V A M I U
 L E E R A F T E R B U R N S N O V
 T R O Y D I A M O N D B A C K T C

AFTERBURN
 ALPENGEIST
 BALDER
 BIZARRO
 COLOSSOS
 COMET
 CYCLONE
 DESPERADO
 DIAMONDBACK
 EL TORO

GHOSTRIDER
 GOLIATH
 GRIFFON
 HADES
 INTIMIDATOR
 JUPITER
 KATUN
 LEVIATHAN
 MANTA
 MAVERICK

MIKD BENDER
 MONTU
 NEMESIS
 NITRO
 PHOENIX
 PROWLER
 RAGING BULL
 RAPTOR
 RENEGADE
 ROAR

SHEIKRA
 TATSU
 THUNDERBOLT
 TITAN
 TREMORS
 TROY
 TWISTER
 VIPER
 XCELERATOR

PLEASANT HILL LAKES HOMEOWNERS ASSOCIATION, INC.
MAIL OR FAX FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741
PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpm.com
ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Owner Name: _____ Tenant Name: _____

Property Address: _____

Mailing Address: _____

Phone(s) Home: _____ Work: _____ Fax: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rules and Regulations, Installation must conform to this approval and the Association's guidelines.

I hereby request consent to make the following changes, alteration, renovations and/or additions to my property.

Fence Swimming Pool Lawn Ornament Screen Enclosure Landscaping

Patio Exterior Color Lawn Replacement Other _____

Description: _____

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition.

Attach two (2) drawings of your plan(s). Attach two (2) color samples, if applicable.

NOTE: Applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If and applications is incomplete, it will not be processed and will be returned to you.

I hereby understand and agree to the following conditions.

1. No work will begin until written approval is received from the Association. You have six (6) months from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt DWD Professional Management, LLC will forward the ARB Application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owners(s) _____ Date: _____

DO Not Write Below This Line

This Application is hereby: Approved Denied

Date: _____ Signature: _____

Comments: _____






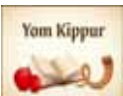



Date Received _____ Mailed to Assoc. _____ Mailed to Owner _____

PLEASANT HILL LAKES
 HOMEOWNERS ASSOCIATION, INC.
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

PRSR STD
 U.S. POSTAGE
 PAID
 ORLANDO, FL
 PERMIT NO. 40143

CURRENT RESIDENT OR

September & October 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 LABOR DAY  DWD Professional Management Closed	5	6 Full Moon	7	8	9
10 	11 	12	13 7pm HOA BOD Mtg. @ CSA	14	15 	16
17	18	19	20	21 	22	23
24	25	26	27	28	29	30 
1 <i>October</i>	2	3	4	5 Full Moon	6	7
8	9 	10	11 7pm HOA BOD Mtg. @ CSA	12	13	14  8am - 1pm
15	16 	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31 